

Building Inspection *Photo Documentary Report*

12 Journey, Aliso Viejo, CA. 92656



Prepared by:

California Real Estate Inspection Association Master Inspector

Steve Garcia Inspections

Building Inspections Since 1986

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Thank You For Choosing Us

Thank you for selecting [Steve Garcia Inspections](#) to provide your building /home inspection.

Inspector Steve is a **California Real Estate Inspection Association (CREIA)**
Master Inspector.

Inspector Mark is an **International Conference of Building Officials (I.C.B.O.)**
Certified Building Inspector as well as a **CREIA Certified Inspector**

CREIA is the first and largest professional inspection organization in the State
for Home and Building Inspectors.

Testing and field experiance is required to become a Certified Inspector

To become a Master Inspector, a Certified Inspector must have performed over 1,000 paid inspections,
take an additional test, and, be field evaluated by another Master Inspector

CREIA Members are required to meet and adhere to all it's membership standards of practice,
and code of ethics.

30 hours of continuing education is required annually.

Steve Garcia assists in the field training of CREIA Inspectors and Candidates

This report documents the condition of the components and systems, of the
property and buildings, on the date of the inspection.

This inspection is based upon the CREIA standards of practice, the building standards as accepted by
the State of California, and accepted trade practices.

Product Manufacturers' installation instructions are also considered, when available and
agreed to by Client and Inspector.

We are committed to providing quality service and education to the public.

We're here to help you so please call [Steve Garcia Inspections](#) at **(714) 264-5071**
if you have any questions.

Our code of ethics does not allow us to provide professional referrals.

We Provide For Our Clients

Over 1000 hours of College Education in:

- Council of American Building Officials (CABO) 1&2 Family Dwelling Codes
- American Disability Act (ADA) Handicap Building Requirements
- Uniform Commercial Mechanical Codes
- Uniform Residential Mechanical Codes
- Concrete and Masonry Inspection
- International Building Codes
- Fire /Life and Safety Codes
- California Building Codes
- Uniform Plumbing Codes
- National Electrical Codes
- California Energy Codes
- Uniform Building Codes
- Construction Inspection

Certification in:

- Uniform Plumbing Codes by The International Association of Plumbing and Mechanical Officials (IAPMO)
- The California Real Estate Inspection Association (CREIA) Designation of Master Inspector
- Uniform Building Codes by The International Conference of Building Officials (ICBO)
- Mold Inspection by The Indoor Environmental Standards Organization (IESO)
- Energy Inspection and Rating by The California State Energy Commission
- Building Inspection Technology by Coastline Community College
- Concrete Inspection by The American Concrete Institute (ACI)
- Building Anchorage Systems by Simpson Strong-Tie

Membership in:

- The International Association of Plumbing and Mechanical Officials (IAPMO)
- The International Association of Electrical Inspectors (IAEI)
- The California Real Estate Inspection Association (CREIA)
- The Indoor Environmental Standards Organization (IESO)
- Indoor Air Quality Association (IAQA)
- The American Concrete Institute (ACI)
- International Code Council (ICC)

40 years Experience in:

- Commercial, State and Residential Building Construction
- New Construction Phase Inspections (Builder and Buyer)
- Class Action Construction Defect Litigation
- Non-Disclosure Defect Litigation
- Plumbing System Construction
- Electrical System Construction
- Construction Estimating
- Building Inspection
- Blueprint Reading
- Home Inspection

This document was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. If you were not present during the inspection, please contact our office for a full disclosure of this document.

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This document is not to be used for the purpose of substitute disclosure

Notes: READ CAREFULLY

1. This is a **generalist, visual inspection** of the **readily accessible/visible** areas of the property and buildings.
2. Components, systems and structures listed in this Inspection *Report* are considered to be within the scope of this inspection, unless noted otherwise.
3. This inspection may be limited to individual specific systems, structures, or components of the building as specifically agreed between the Client and the Inspector.
4. This report documents the condition of the components and systems, of the property and buildings, on the date of the inspection. The inspection is based upon the CREIA standards of practice, the building standards as accepted by the State of California, and accepted trade practices. Product manufacturer's installation instructions are also considered, when available and agreed to by the Client and the Inspector.
5. Throughout the body of this inspection report we use the abbreviations: **[SC]**, **[FE]**, **[CR]** and **[RU]** to refer to the appropriate action that we recommend to be followed. We use the abbreviated form, in lieu of the full text, in order to limit redundancy of terms and phrases. The full text of the abbreviations is documented on the next page.
6. **A verbal consultation with the Inspector is imperative.** If you were *not* present during the inspection, please call the Inspector for your verbal consultation **prior to the completion of this real estate transaction.**
7. **Client must read the entire report carefully** as this report contains information that may not be properly interpreted or understood by the lay person. Any discrepancies between what is read and what was said, or any information that is not completely understood, must be directed back to the Inspector for clarification or Client will accept all responsibility and liability for the misinterpretation, or lack of complete understanding of the information this reports contains.
8. All Evaluations, Repairs, Corrections and Replacements recommended by this report should be done by an appropriate specialist, from the appropriate field, using approved methods, with full signed documentation, describing the work that was completed, and, the present condition of the component or system, **prior to the completion of this real estate transaction.**
9. **Inaccessible areas, and cosmetic considerations, are specifically excluded from the scope of this report.** Inaccessible areas should be made accessible and be inspected prior to the completion of this real estate transaction. Client, should personally consider the cosmetics and confer with the Inspector his/her findings.
10. **Some systems and devices are not inspected.** Sewer piping can become blocked without warning. Timers, thermostats and other similar devices are not checked for calibration. Low voltage systems such as Security, Cable, DSL, Telephone etc. are also not inspected, as well as sprinkler systems both inside and out (refer to agreement). Client should have these and all other un-inspected systems inspected by an appropriate specialist prior to the completion of this real estate transaction.
11. Client understands that this inspection is *not* an environmental evaluation designed to identify environmental hazards or organisms.

12. We cannot inspect what we cannot see, such as conditions hidden within walls, behind furniture, beneath rugs /carpets, or deliberately masked.

13. Our work is not technically exhaustive and does not include tests such as an appropriate specialist might perform on any given system or component.

14. We test components with normal user controls and do not dismantle any system or device.

15. We do not turn on gas service to appliances, nor venture into or onto areas, which in our judgment may be hazardous.

16. Our fees do not include guarantees or warranties either expressed or implied.

17. To review our standards of practice and code of ethics please request a copy from the Inspector or visit

www.creia.org.

18. Obtaining records of all permits is the sole responsibility of the Client; the Client should obtain the records of all the permits from the building department, **prior to the completion of this real estate transaction**, to ensure the permits have all been finalized.

19. Client understands that this inspection report is not a substitute for the Seller's disclosure form, as we cannot determine what the Seller has been doing to keep various systems, such as the main sewer line, functional. Client should question the Seller's disclosure regarding any statements that are not completely clear and understandable.

20. Should we be required to appear in court or deposition, client agrees to be charged at the rate of \$225.00 per hour including travel time to and from court of deposition.

21. This report is Copyright Protected; any unauthorized use of this report is strictly prohibited.

Condition Code Definitions

[SC] Safety Concerns: Conditions noted that may pose a physical danger or hazard to health. These conditions warrant immediate further evaluation and corrections by an appropriate specialist, from the appropriate field, using approved methods, with full signed documentation, describing the work that was completed, and, the present condition of the component or system, before the completion of this real estate transaction.

[FE] Further Evaluation: Items noted that warrant a degree of examination beyond our generalist inspection, by an appropriate specialist, from the appropriate field, using approved methods, with full signed documentation describing the present condition of the component or system, including as appropriate: cost estimates, corrective measures, life expectancies, determination of compliance with installation guidelines, manufacturers specifications, building codes, ordinances, regulations, covenants, or other restrictions including local interpretations thereof, etc.

[CR] Corrections Recommended: Items noted need to be made right, through maintenance, repair, replacement or some other method of correction. All corrections should be done by an appropriate specialist, from the appropriate field, using approved methods, with full signed documentation, describing the work that was completed, and, the present condition of the component or system, before the completion of this real estate transaction.

[RU] Recommended Upgrades: Inspector recommends items noted to be updated to current standards and/or equipment. Upgrades are systems and/or components that may not have been available or have been improved, since the building was constructed. All upgrades should be done by an appropriate specialist, from the appropriate field, using approved methods.

INSPECTION INFORMATION

GENERAL

Property Address: 12 Journey, Aliso Viejo, Ca. 92656.

STRUCTURE INFORMATION

Approximate Age of Building: 6 Years

Building Type: Concrete Tilt Up

Building Style: Commercial Building.

Contact the local building department for proof of all required permits

CLIENT'S NAME

City of Aliso Viejo.

PURPOSE

Limited visual pre-purchase real estate inspection.

Refer to the inspection agreement.

INSPECTION INFORMATION

Date of Inspection: June 15, 16, & 17, 2006

The front of this building is considered to be facing: North

Occupancy Status: Occupied with furniture and miscellaneous belongings inside; first floor @ 60%, second floor @ 25%

Weather: No Recent Rain

The Temperature was between 60` and 74` F.

PRESENT DURING THE INSPECTION

Building official: Gary Hawken, present 5%

Heating and Air Specialist: Ben Mabatid, present 1%

Electrical Assistant: Larry Clark present, 5%

Plumbing Contractor: Tom, present 5%

California Real Estate Inspection Association Certified Master Inspector: Steve Garcia, present 100%

International Conference of Building Officials Certified Building Inspector: Mark Leuschen, present 70%

SOURCE OF THE PRECEEDING INFORMATION:

Inspector's Approximation.

SIDE NOTES:

The elevator permit expired 5/20/06, a specialist should evaluate the elevator system before the close of this Real Estate transaction.

PHOTO DOCS

Photographs are simply a tool to help convey and /or clarify our findings.
They are not intended to enhance the findings or diminish any findings.

We recommend that all *material defects* noted below be fully evaluated and/or corrected by an appropriate specialist, in the appropriate field, using approved methods, prior to the completion of this real estate transaction.

**[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended
[RU] Recommended Upgrade**

**Please refer to the "Condition Code Definitions"
for a full description of the actions to be taken.**

PHOTO # 1

The Roof surface drains show water is not properly draining at the perimeter and the roofing material's granular covering is washing down to the drain areas. [CR]



PHOTO # 2

Second picture of #1.



PHOTO # 3

When the drain screen was removed and the drain openings were cleared, the water was able to drain better. [CR]



PHOTO # 4

All roof drains should be cleaned and the loose granular material should be cleared off the low points of the roof. [CR]



PHOTO # 5

Second picture of #4.



PHOTO # 6

Third picture of #4.



PHOTO # 7

A roofing specialist should be contracted to repair and maintain this roofing system.



PHOTO # 8

The loose granular material build-up should be removed for proper water runoff to the roof drains.



PHOTO # 9

Side walls of the roof perimeter are cracking. [FE]



PHOTO # 10

Excessive mastic patching at the side walls is causing the roofing material to crack. [FE] [CR]



PHOTO # 11

Water stains below one of the roof drains. [FE] [CR]



PHOTO # 12

The roof drain downspouts terminate at the bottom of the building walls.

The exterior ABS plastic drain pipe is not protected and the metal strap is improperly in contact with the soil. [CR]



PHOTO # 13

Second picture of #12.



PHOTO # 14

The built-up asphalt roofing material used on this roof has a few evident buckles. [FE]



PHOTO # 15

Second picture of #14.



PHOTO # 16

Blister evident at the north center roof area. This blister should be repaired before it is stepped on and broken. [CR]



PHOTO # 17

The added mastic has damaged the roofing material at the roof perimeter. [CR]
Mastic should not be used as a repair, we recommend using a single ply torch down material.



PHOTO # 18

The proper mastic material should be used for repairing cracks of this type at these maintenance intensive pitchpan locations. [CR]



PHOTO # 19

This roofing material is not protected from the walking necessary to perform maintenance on the packaged units located on the roof. [CR]



PHOTO # 20

Second picture of #19.



PHOTO # 21

The roofing material's granular protective covering has been damaged from Maintenance Personnel walking on the roof around the packaged units. [FE] [CR]

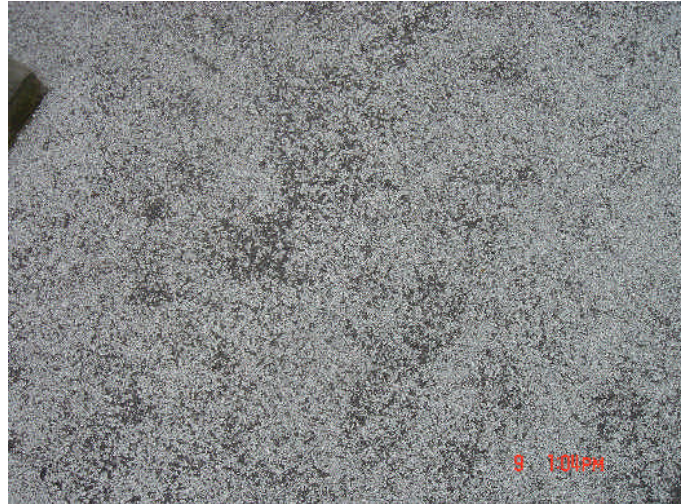


PHOTO # 22

The fasteners and iron supports for the screen facade are rusting. These items should be cleaned and painted.



PHOTO # 23

The fasteners for the screen facade's cementitious board surface material are also rusting. [FE] [CR]



PHOTO # 24

The heating and air conditioning package unit is 6 years old and has a 25-ton capacity.

It is located at the the north west side of the roof above the second floor occupied office.

The power supply is 175 amp service disconnect at the main electrical cabinet feeding a box attached to this unit. the box could not be opened without shutting down the unit and thereby not inspected.



PHOTO # 25

Picture of the power exhaust economizer is malfunctioning on the unit shown in picture #24.

The exhaust economizer was improperly running nonstop for the entire 90 minutes it took to inspect both units. [FE] [CR]



PHOTO # 26

Close up of damage to the exterior air intake filter above the power exhaust economizer. [FE] [CR]



PHOTO # 27

Close up of soiled evaporator coils. [FE] [CR]

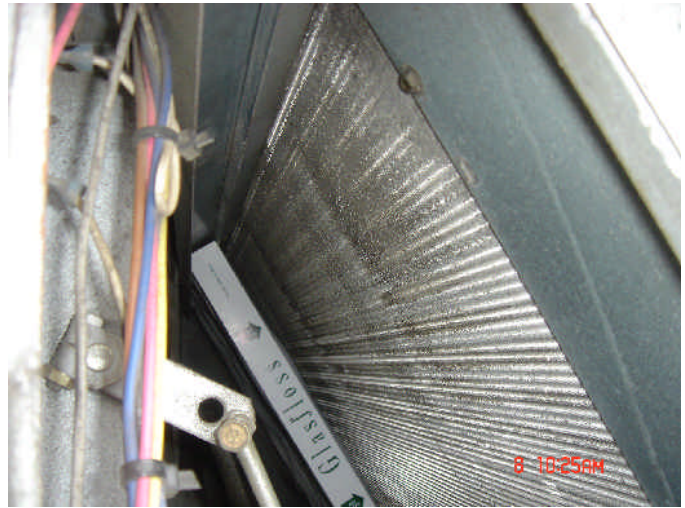


PHOTO # 28

Close up of dirty plenum and unit boards. [FE] [CR]



PHOTO # 29

Close up of the rusted refrigeration dryer. [FE] [CR]



PHOTO # 30

Close up of the compressor with uninsulated evaporator line, dripping condensation onto the platform creating rust. [CR]



PHOTO # 31

Second compressor in the same unit with the same problem. [CR]



PHOTO # 32

Damage to the exterior condenser coil fins. [FE] [CR]

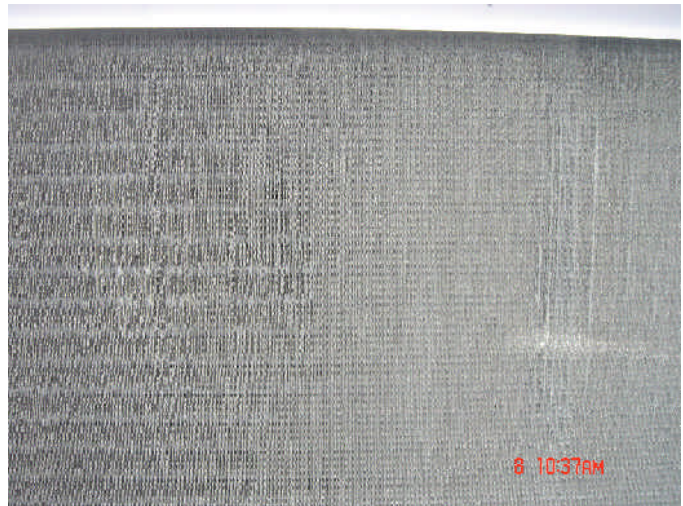


PHOTO # 33

More damage to the exterior condenser coil fins. [FE] [CR]

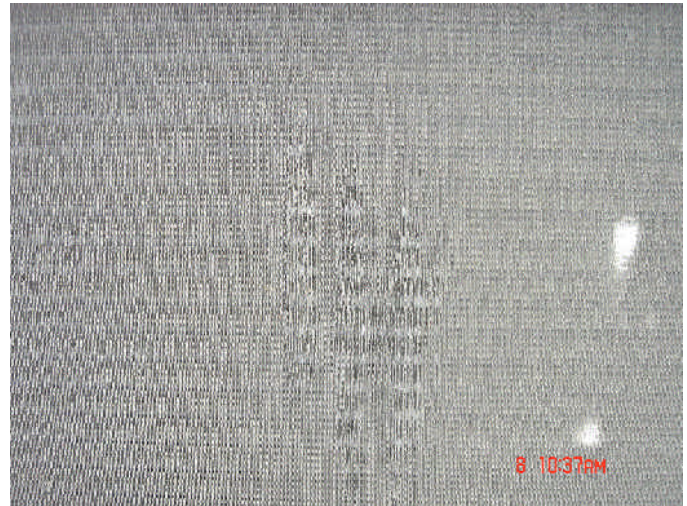


PHOTO # 34

Rusted blades on the improperly vibrating condenser air discharge fan. [FE] [CR]



PHOTO # 35

View of the 206,000 -274,000 BTU heater's gas exhaust side.

The heater improperly turned on immediately after the AC unit turned off. [FE] [CR]

The gas supply meter is located at the south west side of the building.



PHOTO # 36

Close up of the rusted induced blower motors. [FE] [CR]



PHOTO # 37

The other heating and air conditioning package unit is also 6 years old and a 25-ton capacity, located on the south west area.



PHOTO # 38

View of the other 206,000 - 274,000 BTU heater's gas exhaust side with rusted induced blower motors. [FE] [CR]



PHOTO # 39

Condenser air discharge fan with loose mounting screw. [CR]



PHOTO # 40

Damage to the exterior condenser coil fins. [FE] [CR]



PHOTO # 41

More damage to the exterior condenser coil fins. [FE] [CR]



PHOTO # 42

Close up of the compressor with uninsulated evaporator line, dripping condensation onto the platform beginning to create rust. [CR]



PHOTO # 43

Second compressor in the same unit with the similar condition. [CR]



PHOTO # 44

Close up of dirty plenum boards. [FE] [CR]

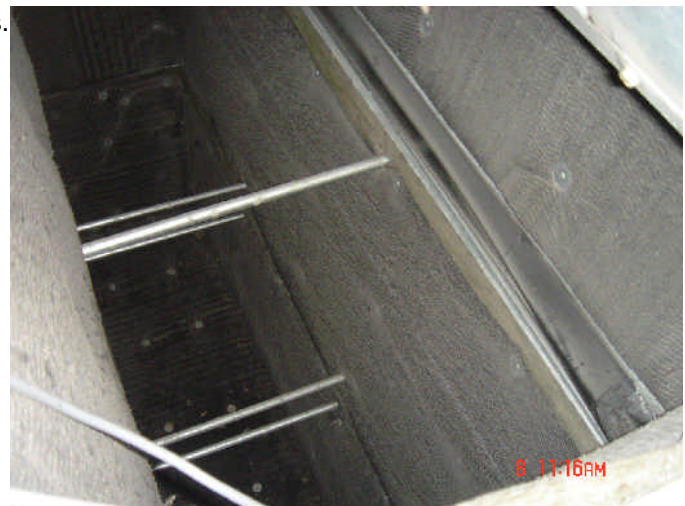


PHOTO # 45

Close up of soiled evaporator coils. [FE] [CR]



PHOTO # 46

Picture of the power exhaust economizer and filtration system.



PHOTO # 47

Close up of damage to the exterior air intake filter above the power exhaust economizer. [FE] [CR]



PHOTO # 48

The malfunctioning air conditioning system shows signs of creating both over-positive and over-negatively pressurizing the building.

Shown here is a soiled area result of improper pressurization as seen outside the front door in the ceiling soffit. [FE] [CR]



PHOTO # 49

Another example of improper pressurization seen in the same area. [FE] [CR]



PHOTO # 50

Metal duct assembly and support system is not all visible or accessible and should be evaluated before the close of this real estate transaction. [FE] Manual dampers are provided.



PHOTO # 51

Second picture of #50, sprinkler pipe is secured to the metal duct above the second story office space. [FE]

Sprinkler systems are outside the scope of this inspection and should be evaluated before close of this real estate transaction. [FE]



PHOTO # 52

Third picture of #50, view above the south side office space of the first floor, spacing of the supporting system should be evaluated. [FE]



PHOTO # 53

Fourth picture of #50, view above the south side office space of the first floor. [FE]



PHOTO # 54

Air leak at the corner of the duct located above the second story, occupied office space, very cool air space above the ceiling.
[FE] [CR]



PHOTO # 55

Duct and plenum condensate leak above the second story occupied office. [FE] [CR]

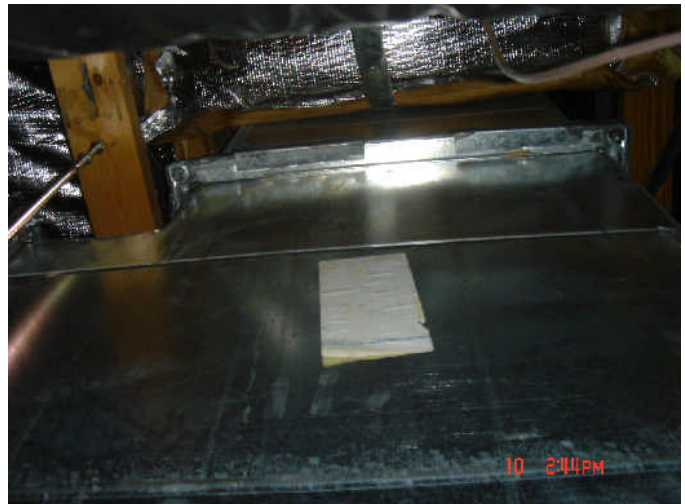


PHOTO # 56

Second picture of #55.



PHOTO # 57

Improper duct connection, ducts were not touched for inspection, the entire duct system should be evaluated before the close of this real estate transaction. [FE]
[CR]



PHOTO # 58

Crushed flex duct by a metal duct. [CR]



PHOTO # 59

Thin duct strap. [CR]



PHOTO # 60

Diffuser securing and seismic straps installation appears improper. [FE] [CR]



PHOTO # 61

Loose insulation on metal duct connector. [FE] [CR]



PHOTO # 62

Water stain on the ceiling below this exposed metal duct connector, at the second floor occupied office. [FE] [CR]



PHOTO # 63

Main electrical 1200 Amp. 240 Volt 3-Phase service cabinet and disconnects at the rear of the building.

This area should not be used for storage.



PHOTO # 64

Sub panel "H" is a 225 Amp. panel, right of the main service cabinet; no defects evident.

A second sub panel "LP" is 200 Amp on left of the main cabinet; see next picture #65

Two sub panels are located at the second floor corridor, panels "2P" & "2L" are both 200 Amp. panels; see picture #66

The first floor rear of the vacant office is a 200 Amp. sub panel marked "P-P"; this panel cover has improper screws. [CR]



PHOTO # 65

Sub panel left of the main service cabinet has an irregular green wire attached to the box screw hole and the conduit appears to be over filled. [FE] [CR]



PHOTO # 66

Sub panel located at the second floor corridor at the rear of the building, has an improper added wiring in the box without a bushing, a loose bushing and a missing knockout. [CR]



PHOTO # 67

Metal conduit above the first floor occupied office space is not secured properly. [CR]



PHOTO # 68

Unsecured wiring and junction box above the second story ceiling. [FE] [CR]



PHOTO # 69

Unsecured wiring and junction box without a cover above the second story ceiling. [FE] [CR]



PHOTO # 70

Open junction box above the second story office ceiling. [CR]
The open end of the conduit is not sealed for fire separation, fire separation should be evaluated before the close of this Real Estate transaction. [FE]



PHOTO # 71

Junction box is improperly supported on the light fixture above the second story ceiling. [CR]



PHOTO # 72

Doubled junction boxes located above the second story ceiling is irregular and should be evaluated. [FE] [CR]



PHOTO # 73

Open junction box above the second story ceiling. [CR]



PHOTO # 74

Open junction boxes on the ceiling of the main electrical room, [CR]

Low voltage wiring and systems are outside of this inspection and should be evaluated before the close of this Real Estate transaction. [FE]

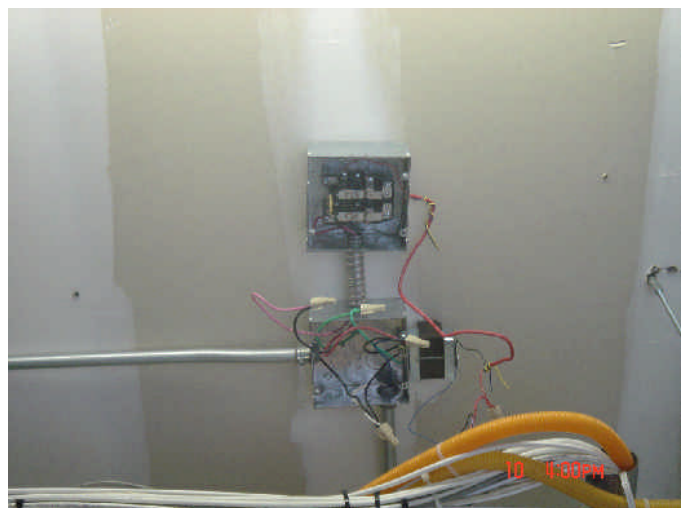


PHOTO # 75

Insulation is improperly in contact with a light fixture above the first floor ceiling. [FE] [CR]



PHOTO # 76

Improperly secured light fixture at the first floor office ceiling.

All light fixtures and suspended ceilings should be evaluated for proper installation. [FE] [CR]



PHOTO # 77

Improper wire ties above the first floor ceiling. [FE] [CR]



PHOTO # 78

Light fixture only secured by one wire above the first floor ceiling.
[FE] [CR]

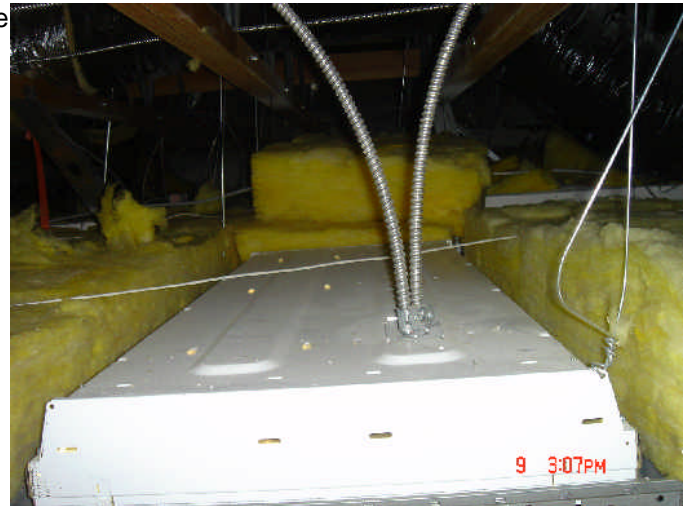


PHOTO # 79

Improperly unsecured outlet at the mens restroom on the first floor.
[FE] [CR]



PHOTO # 80

The north side second floor vacant office space has one ungrounded outlet at the rear office and one reverse polarity outlet in the center office area.
[CR]

In the first floor vacant office space only one outlet is provided above the sink counter top and one wall outlet is missing a cover plate. [CR]



PHOTO # 81

At the rear fire hydrant, the electrical junction box is corroded and the plastic conduit is not secured. [CR]



PHOTO # 82

The front fire hydrant conduit is separated at the junction box. [CR]



PHOTO # 83

Parking light is blocked by a tree, the tree should be trimmed for illumination.



PHOTO # 84

Rust stains below plastic cover appears to be from rusting pole metal base. [FE]



PHOTO # 85

The front flag pole light lost its seal, moisture inside the lamp cover. [CR]



PHOTO # 86

At the rear of the building, caulk is needed around a conduit.



PHOTO # 87

Improper wire ties at the second story ceiling light fixture. [FE] [CR]



PHOTO # 88

Fiberglass batt insulation is out of place above the first floor ceiling. [FE] [CR]



PHOTO # 89

The first and second floor partition walls are not secured properly. [FE] [CR]



PHOTO # 90

Second picture of #89 [CR]



PHOTO # 91

Damaged partition wall support at the second floor office space. [CR]



PHOTO # 92

First floor fire separation wall was not sealed at the other side of the electrical room. [CR]



PHOTO # 93

Improper material used in place of fire caulk at the rear fire separation wall of the first floor occupied office above the ceiling. [CR]



PHOTO # 94

Hole cutout at the rear of the first floor fire separation wall above the ceiling. [CR]

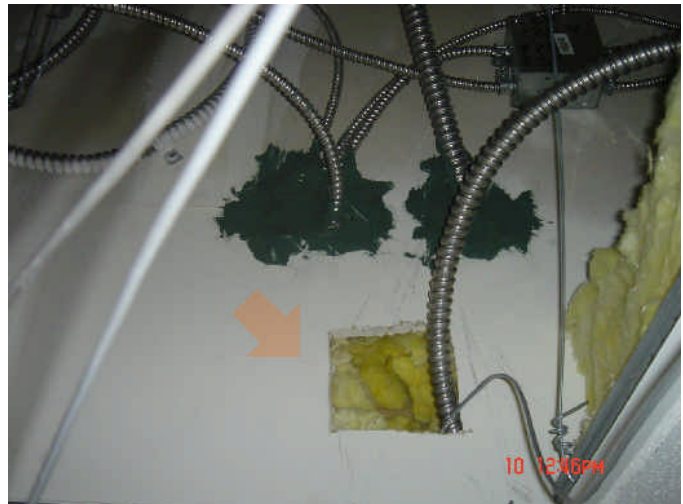


PHOTO # 95

Large hole made in the fire separation wall above the second floor occupied offices. [CR]



PHOTO # 96

Large hole made in the fire separation wall above the second floor occupied offices.
[CR]



PHOTO # 97

This panel was not accessed due to personal items in the office space below, the access panel appears to be for the elevator. [FE]



PHOTO # 98

View below the stairs of a hole in the fire separation wall and a hose bib, the faucet was not operated. [CR]



PHOTO # 99

Second story floor framing support system is missing a lag bolt. [CR]



PHOTO #100

Second picture of #99, second lag bolt missing. [FE] [CR]



PHOTO #101

Third picture of #99, a third bolt missing. [FE] [CR]



PHOTO #102

Second story floor framing support system at the front of the building is unconventional and should be evaluated with the building plans. [FE]



PHOTO #103

Second picture of #102 appears to be a drag strap, irregular installation. [FE]



PHOTO #104

Third picture of #102, strap is not continuous and not connected to the exterior wall. [FE]



PHOTO #105

View at the rear of the building second floor framing, irregular installation of a drag strap. [FE]
[CR]



PHOTO #106

Broken truss cord at the rear left of the building below the second story floor. [CR]



PHOTO #107

Fire sprinkler fitting with excessive rust is located at the rear left of the first floor. [CR]



PHOTO #108

Fire sprinklers escutcheons have gaps between the ceilings.
[FE] [CR]



PHOTO #109

View of the first floor vacant office water stain below the exterior wall joint.



PHOTO #110

Second picture of #109 of the leaky wall joint. [FE] [CR]



PHOTO #111

The concrete building walls have stains below the ledgers at the second floor and roof deck that appear to have been created at the time of construction.



PHOTO #112

View above the first floor south side occupied office window.

The moisture stains appear to be from the wall, although the window frame connection between the building has improper sealing.

Water testing should be performed to confirm the source of the leaks. [FE] [CR]



PHOTO #113

View of the largest building wall crack that is visible at the rear of the building is approximately 1/16". [FE]

Patching of the exterior concrete wall surface was noticed at the front right of the entry about halfway up the wall. [FE]

Floor slab was not visible.



PHOTO #114

Water stain at the south side of the first floor office window. [FE]



PHOTO #115

Second picture of #114.



PHOTO #116

Third picture of 114, at the top of the window frame improper sealant is separating. [FE][CR]

The window manufacturer should be contacted to evaluate the windows installation.



PHOTO #117

South side window caulking is separating and deteriorating.
[FE] [CR]



PHOTO #118

Second picture of #117.



PHOTO #119

Third picture of #117.



PHOTO #120

Fourth picture of #117.



PHOTO #121

North side rubber is separating from the frame and glass. [FE] [CR]



PHOTO #122

Second picture of #121.



PHOTO #123

View from the roof looking down at the south side second story window, of possible separations in the window frame. [FE] [CR]



PHOTO #124

Second picture of #123.



PHOTO #125

View at the street side looking down from the roof of the window frame.

Sand bags are located outside of the exit door below this window, the bottom of the door has a small gap from missing weather stripping.

This door and the windows assembly are a system and should be water tested for water intrusion. [FE] [CR]



PHOTO #126

View of the second story south side window frame separation, opening /void and deteriorated caulking. [FE] [CR]



PHOTO #127

Second picture of #126.

Drain holes appear to have been drilled into the bottom of the window frames after the windows were installed, for water to drain out due to this type of frame configuration. [FE]



PHOTO #128

Cause of stains are unknown. [FE]

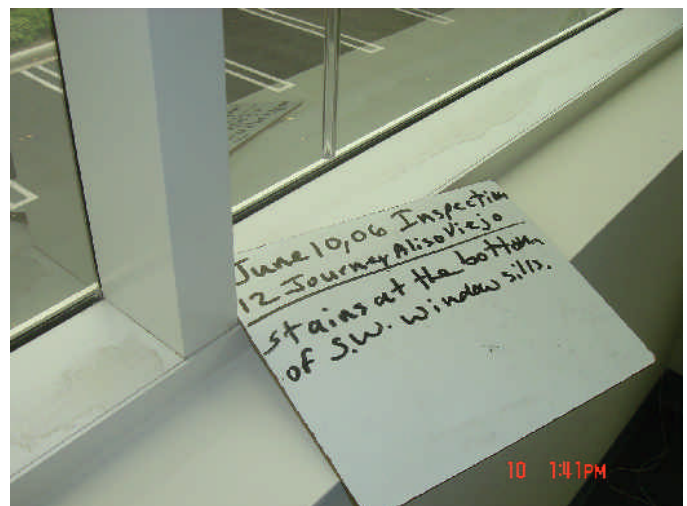


PHOTO #129

Main water supply valve at the street side of the building was not operational. [CR]

The supply line is a 2 1/2 " copper pipe, the water pressure was 63 Psi.



PHOTO #130

View of an improperly supported cast iron pipe joint with a questionable transition fitting adjacent to first floor restrooms. [FE] [CR]



PHOTO #131

1/2" type L copper water supply pipe improperly in contact with cast iron drain pipe support, adjacent to the first floor restrooms. [CR]



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PHOTO #132

Cold water 1/4 turn ball shut-off valve in second floor woman's restroom handicap stall has been installed on the opposite side of the access opening and was not able to be turned. [CR]

**PHOTO #133**

Upper copper pipe is unprotected too close to the drywall in same compartment described in previous picture. [CR]

Note the drywall is labeled type X denoting the possibility of a firewall separation between restrooms, if this is the case, the access door is improper. [FE] [CR]

**PHOTO #134**

Cleanout located in the first floor main corridor.

Plumber ran the snake until it stopped at 75 feet followed by the camera which was unable to reach the stopping point of the snake or the building drain termination point at the exterior of the building.

We recommend hydrojetting the system and locating or installing a cleanout at the building drain termination point. [FE] [CR]



PHOTO #135

First floor men's restroom urinal has moved 1/4" from the location it was caulked at, making the flushvalve out of level.

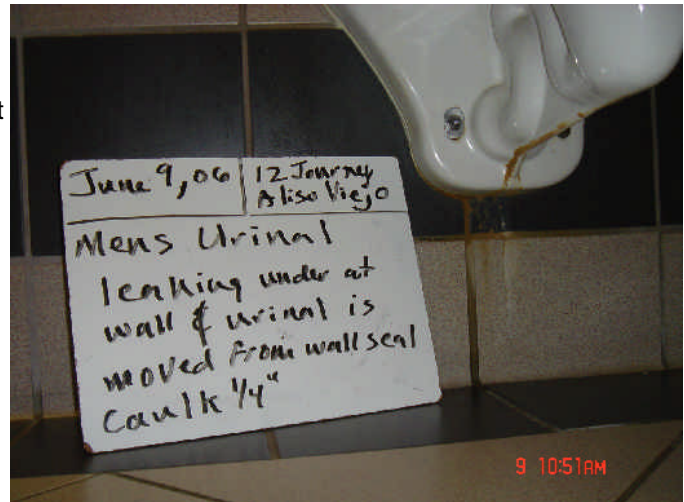
Other flushvalves were also found to be out of level. [FE] [CR]

**PHOTO #136**

First floor men's restroom urinal is soiled underneath.

This could be from a leak or just improper maintenance.

This is also the case in the second floor urinal. [FE] [CR]

**PHOTO #137**

Picture of the first floor men's restroom toilet base showing a lack of proper sealing to the floor.

This is typical throughout all bathrooms. [CR]

A toilet in the first floor woman's restroom was loose at the floor connection. [CR]

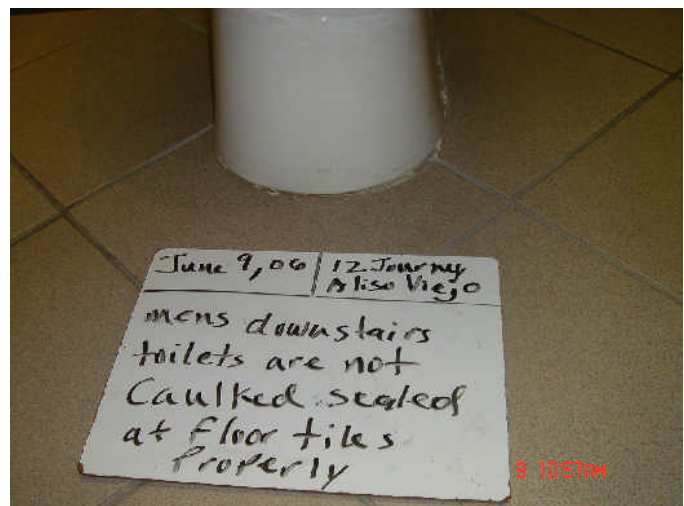


PHOTO #138

Fasteners missing on the partitions in the first floor men's restroom.

Missing, loose and out of align partition fasteners are typical throughout the restrooms. [CR]

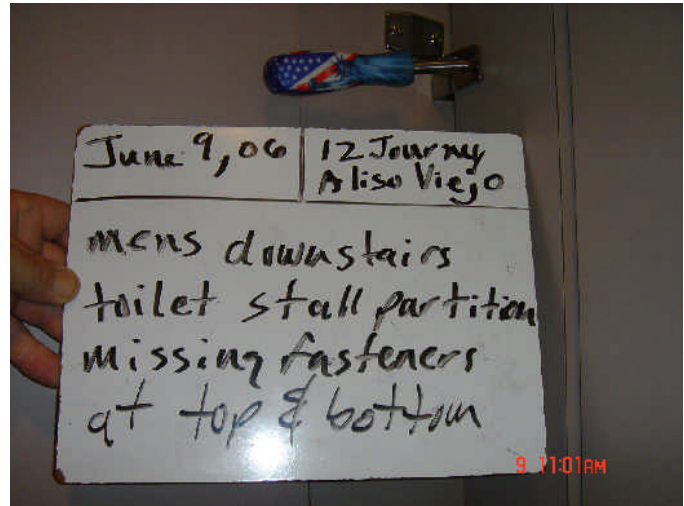


PHOTO #139

Fixtures including lavatory not properly sealed to the countertop.

This condition is typical throughout the restrooms. [CR]



PHOTO #140

Soap dispenser in the first floor men's restroom is broken. [CR]



PHOTO #141

Signs of leakage under the restroom countertops at the fixture cut-outs typical throughout the bathrooms. [CR]



PHOTO #142

Possible water leaks on the second floor men's restroom urinal. [FE] [CR]

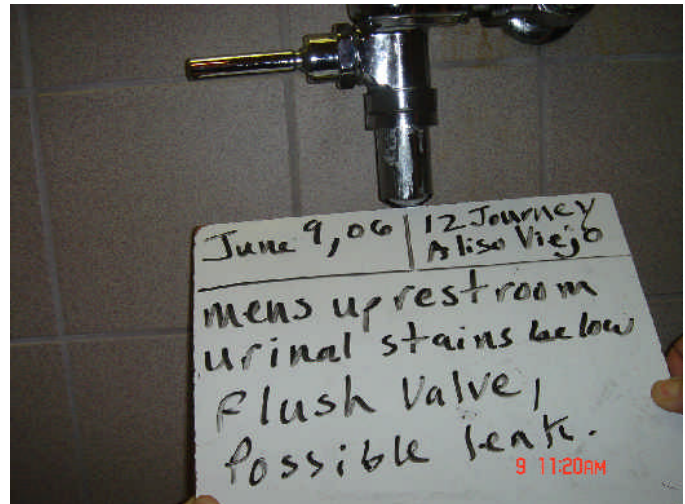


PHOTO #143

The plumber blew smoke into the drain system to check for leaks in the restrooms.

This picture shows the toilet in the first floor men's restroom not having a proper wax ring seal connection, we recommend properly resetting this toilet

The floor drains in the second floor restrooms both billowed smoked showing dry floor drain traps we recommend installing trap primers. [SC] [CR]



PHOTO #144

Fasteners improperly missing from second floor men's restroom partition. [CR]

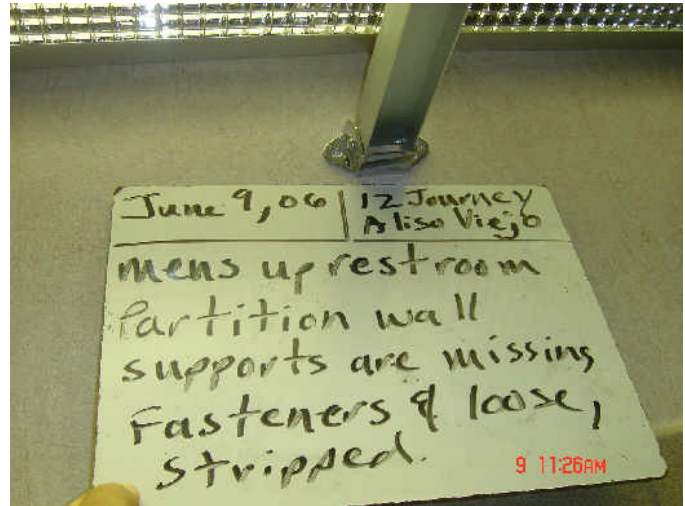


PHOTO #145

Floor drain improperly located under the partition vertical supports in the second floor men's restroom. [CR]

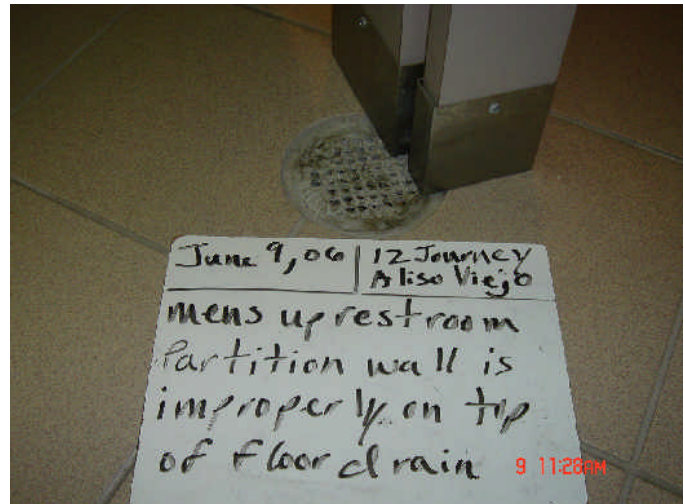


PHOTO #146

Lavatory under-counter drain cover shows water stains on the seams in the second floor men's restroom. [FE] [CR]



PHOTO #147

Picture of a broken floor tile in the second floor men's restroom. [CR]



PHOTO #148

Picture of an improperly sealed lavatory in the second floor men's restroom.

This condition is typical throughout all restrooms. [CR]



PHOTO #149

Partition bracket improperly leaning down away from the wall in the second floor woman's restroom next to the lavatory. [CR]



PHOTO #150

Toilet poorly sealed to the floor and cracked floor tile in the second floor woman's restroom. [CR]

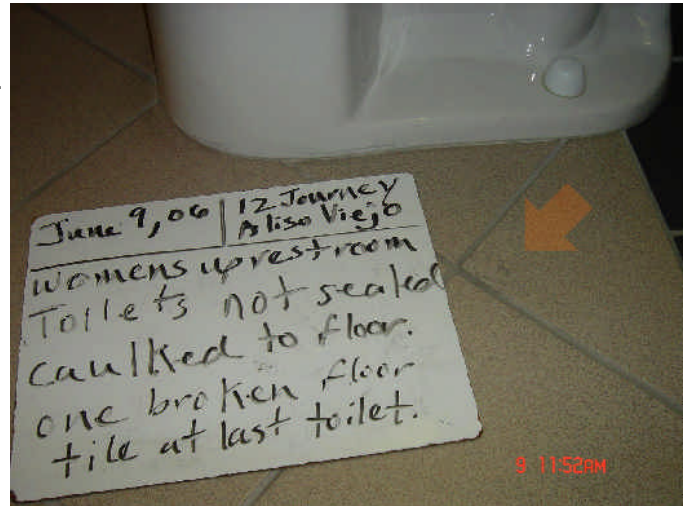


PHOTO #151

Loose tiles with cracked and loose grout in the second floor woman's restroom. [FE] [CR]

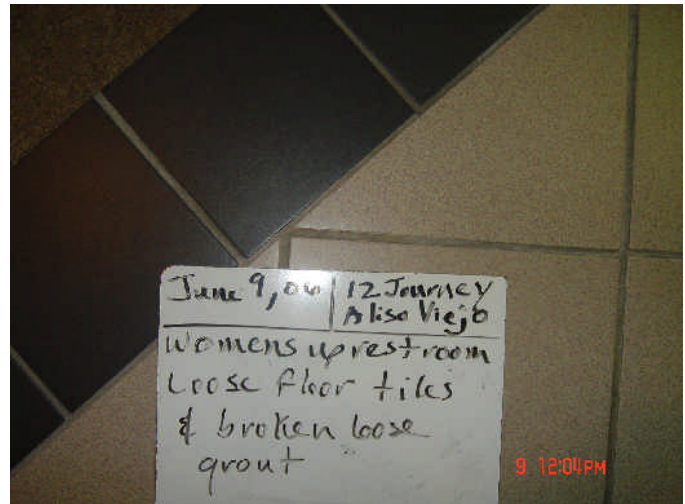


PHOTO #152

20 gallon, 6 year old, 208 volt, 3000 watt electric water heater located in the janitor's closet in the first floor women's restroom with no defects observed.



12 Journey, Aliso Viejo, CA. 92656

PHOTO #153

Restroom exhaust system ductwork, accessible through the ceiling in the building department office.

These two ducts connect with the second floor ducts and run to a ventilation motor on the roof.

The motor is controlled by a timer in the exterior electric room.

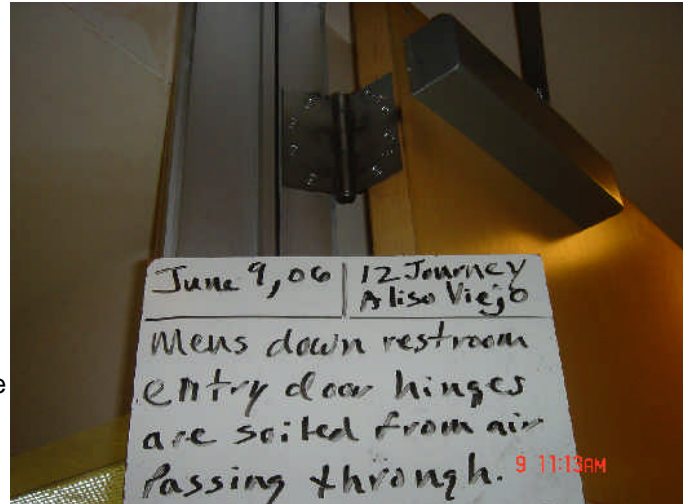
These crushed ducts should be replaced. [CR]

**PHOTO #154**

These soiled hinges on the restroom door show the attempted source of make-up air required by the exhaust system in the restrooms.

Since the doors open into a fire corridor they contain smoke seals to prevent the passing of air, making them the wrong choice for make-up air.

A make-up air system should be installed in the restrooms to meet the health and safety requirements of restroom ventilation. [SC] [CR]

**PHOTO #155**

Second picture of the hinges shown in picture #154.

The fire doors leading into and from the corridors were found to not have defects except for the second floor men's restroom door has a loose and a missing screw and the second floor exit door to the staircase, which has a loose hinge disallowing proper sealing of the door. [SC] [CR]



PHOTO #156

The sole surface drain for the parking area located at the southwest corner of the parking area should be cleaned and properly maintained. [CR]



PHOTO #157

Picture of the parking area surface at the north side of the parking area deteriorated by the obvious puddling of water.

This area and any areas like it should be properly maintained.



PHOTO #158

Area adjoining the area shown in picture #157 showing the same condition.



PHOTO #159

Landscape area at the southeast corner of the lot contains a steep slope out of which a tree is growing.

This tree may be falling. [FE]
[CR]



PHOTO #160

Second picture of the tree shown in picture #159.



PHOTO #161

Landscape Sprinkler box found in the open position, filled with debris.

Sprinkler systems are outside the scope of this inspection but should be evaluated and properly maintained. [FE] [CR]

